

SHOREVIEW PLANNING COMMISSION MEETING MINUTES

February 26, 2008

CALL TO ORDER

Chair Feldsien called the meeting of the February 26, 2008 Shoreview Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The following members were present: Chair Feldsien, Commissioners Ferrington, Mons, Proud, Schumer, Solomonson and Wenner.

APPROVAL OF AGENDA

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to approve the February 26, 2008 agenda as submitted.

ROLL CALL: Ayes - 7 Nays - 0

APPROVAL OF MINUTES

MOTION: by Commissioner Mons, seconded by Commissioner Proud to accept the January 29, 2008 Planning Commission meeting minutes as submitted.

ROLL CALL: Ayes - 6 Nays - 0 Abstain - 1 (Schumer)

Commissioner Schumer abstained as he was not present at the meeting.

REPORT ON CITY COUNCIL ACTIONS

City Planner Kathleen Nordine reported that the City Council approved the following at the February 4, 2008 Council meeting:

- PaR Nuclear fence at 899 Highway 96, at the Feb;
- Rezoning of 655 County Road E from Institutional to Business Park;
- Text amendment for electronic signs.

At the February 19th City Council meeting, the proposed Orchard Estates development at 4135 and 4161 Rice Street was approved with concessions from the developer to regulate building height, use a 25-foot front yard setback and increasing the building setback from 10 feet to 15 feet to increase separation on four lots.

NEW BUSINESS

FILE NO.: 2309-08-06
APPLICANT: VERIZON WIRELESS
LOCATION: 745 COUNTY ROAD E

Presentation by Senior Planner Rob Warwick

Verizon Wireless has submitted a Site and Building Plan to install an emergency generator and expand the fence at their facility at 745 County Road E. The property consists of approximately one-half acre. Adjacent uses include PaR Systems and the vacant Sheriff property to the east; and the Soo Line railroad tracks and Midland Terrace convenience center to the south; Deluxe to the north; and the Fire Department to the west.

The emergency generator will provide power when the primary power source is interrupted. The dimensions of the generator are under 7 feet in height, 3.4 feet wide and 7 feet long. The existing fence will be expanded to enclose the generator. It will be partially screened by the equipment shelter. There is no interference with utility operations at the water tower. Three arbor vitae trees will be planted outside the east side of the fence for screening.

The generator complies with City noise standards. It will be operated once a week to insure it remains operational. Verizon has agreed to run it during a weekday afternoon between 4:00 p.m. and 6:00 p.m. to blend with traffic noise.

Property owners within 350 feet were notified of the application. One telephone call was received. No concerns were expressed regarding installation.

The installation is consistent with City regulations, and staff recommends the application be forwarded to the City Council for approval.

Commissioners asked a number of questions to the applicant:

Commissioner Mons asked the reason a generator was not part of the original plan.

Commissioner Proud asked for further explanation on how the generator will be refueled and whether there is an automatic shutoff.

Commissioner Solomonson asked if there is spill containment in case of a leak in diesel fuel. Mr. Warwick stated there is a pan beneath the generator.

Chair Feldsien asked if there were any complaints with the generator that was on the Sheriff's site. Mr. Warwick answered, no. However, it was fueled with natural gas. He stated he does not know if fuel makes a noise difference, but the manufacturer states it is 61 decibels, which is fairly quiet.

Jake Soper, stated that he is representing Verizon Wireless and introduced his associate, **Tammy Bernard**. Verizon has been placing generators on their sites for the last five years and is retrofitting sites that have not had generators. A diesel truck comes to fuel the generator. If there is any spillage, there is a containment basin under the tank. He believes there is an automatic shutoff, but will verify that and provide a definite answer to Mr. Warwick.

MOTION: by Commissioner Proud, seconded by Commissioner Solomonson to recommend the City Council approve the Site and Building Plan request submitted by Buell Consulting/Verizon Wireless to install an emergency generator and expand the fenced area of the Wireless Telecommunications Facility (WTF) located at 745 County Road E, subject to the following conditions:

1. Approval is for the installation of an emergency generator, Katolight Diesel Generator, Model VSED30F*J4T2 as identified in the submitted plans and specifications. Said unit shall be installed in accordance with the plans submitted. Minor modifications may be made to the plans subject to approval by the City Planner. Significant changes to the plans require review and approval through the Site Plan Review process.
2. Use of the generator is for emergency purposes only. Said generator may be used only when the primary source of electricity for the Wireless Telecommunications Facility is disrupted, except for required maintenance activity. Verizon shall notify the City if emergency power is needed to operate the Wireless Telecommunications Facility.
3. Routine maintenance of the generator includes operation of the generator for up to 30 minutes one time per week. Any such maintenance operation of the generator shall occur only weekday afternoons, between the hours of 4 and 6 p.m.
4. Three (3) arbor vitae trees will be installed along the east side of the tower fence. The locations are subject to the approval of the City Planner.
5. This approval is subject to the approval by the City Council of a lease amendment to expand the leasehold area for the proposed generator.
6. The approval will expire after one year if a building permit has not been issued and work has not begun on the project.

ROLL CALL:

Ayes – 7

Nays - 0

VARIANCE EXTENSION REQUEST

FILE NO.: 2260-07-01
APPLICANT: NARDINI FIRE EQUIPMENT/BEAR PROPERTIES LLC
LOCATION: 405 COUNTY ROAD E

Presentation by City Planner Kathleen Nordine

Site improvements to this property were approved in January and February 2007. The improvements included an addition to the existing office/warehouse building, construction of an accessory structure, refuse enclosure and driveway modifications. A setback of 20 feet was granted, which is less than the required 50 feet. The applicants have requested an extension of one year, as construction has been delayed because of costs related to compliance with the building and fire code requirements. The applicant is trying to resolve the issues and plans to proceed with the improvements.

Staff is recommending the variance approval be extended for one year. Prior approval of the variance was not recorded; and staff is requesting a revised resolution to reflect the extension.

MOTION: by Commissioner Mons, seconded by Commissioner Wenner to adopt revised Resolution 07-04 granting a one-year extension extending the expiration date for the variance approved by the Planning Commission on January 23, 2007. This variance permits a front setback variance for the proposed building addition at Nardini Fire Equipment, 405 County Road E and will expire on January 23, 2009. Said approval is subject to City Council approval of a one-year extension to the site and building plan review.

ROLL CALL: Ayes - 7 Nays - 0

MISCELLANEOUS

City Council Assignments

Commissioners Solomonson and Wenner will respectively attend the March 3rd and March 17th City Council meetings.

Workshop

Chair Feldsien noted that the Planning Commission held a workshop session prior to the regular Planning Commission meeting.

Other

Commissioner Mons noted that the Commission had requested additional information from Mr. Brausen, an applicant. He requested that information could be received by Commissioners one week prior to the meeting when it will be considered.

ADJOURNMENT

MOTION: by Commissioner Mons, seconded by Commissioner Schumer to adjourn the February 26, 2008 Planning Commission meeting at 7:29 p.m.

ROLL CALL: Ayes - 7 Nays - 0

ATTEST:

Kathleen Nordine
City Planner